

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, MARCH 17, 2016**

1. **ROLL CALL:** Plan Commission Member Bud Sova called a duly convened meeting of the Plan Commission to order at 5:00 p.m. Members present were: Commissioners Voigt, Kelley, and Williams. Also present was: City Planner Randy Tetzlaff, and City Administrator Mark Grams. Mayor Mlada arrived at the meeting at 5:07 pm. Absent and excused: City Engineer Rob Vanden Noven and Dan Becker
2. **PUBLIC APPEARANCE & COMMENTS:** There was none.
3. **APPROVAL OF MINUTES FOR FEBRUARY 18, 2016: MOTION BY EARL KELLEY AND SECONDED BY RON VOIGT to approve the minutes as presented. Motion carried unanimously.**
4. **REZONING PROPERTIES AT 722, 726-728, 734, 738-740, AND 744 SOUTH SPRING STREET FROM RM-2, MULTI-FAMILY (GARDEN APARTMENT AND TOWNHOUSE) TO RM-1, SINGLE AND TWO-FAMILY RESIDENCE:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated that since the housing market crash, the rules have changed and lenders are now requesting and some are requiring a “re-build” letter. In the past, the inquiry would be is the property or structure, conforming or non-conforming? Recent WI legislation has changed the rules on non-conforming structures; there is no longer a 50% rule. Any previous non-conforming structure can be rebuilt or renovated; however, the rule does not apply to non-conforming uses. In this case, we have an occupied single-family house on a lot and a former garage converted to a cottage that is also occupied. Our code does not allow two principal structures on one lot. In addition, this property and the adjoining lots are zoned RM-2, multi-family. Since they are all either single or two-family, they are all non-conforming uses and if damaged or destroyed, may not be rebuilt. In this case, the lender has requested a rebuild letter and because it is a non-conforming use, such letter cannot be issued. The solution is to rezone to RM-1. Once the Plan Commission takes action, the other neighbors will be notified. Should the rezoning be approved by Council, the applicant will need to sub-divide the lot into 2 lots via a certified survey map. If that occurs, action on that will need to be reviewed and approved by the Commission. Staff recommends rezoning the 5 properties along the 700 block of South Spring Street to RM-1. **MOTION BY RON VOIGT AND SECONDED BY BUD SOVA to recommend to the Common Council to approve the rezoning of the 700 block of South Spring Street (6 parcels) to RM-1, Single and Two-Family Residence. Motion carried unanimously.**
5. **FORTHCOMING EVENTS:** Easter is coming up and Easter break, the Dive Shop’s Grand Opening is April 9, 2016 at 10:00 a.m. Also the Annual Volunteer Event on Saturday, April 30th at the Port Explorium.
6. **ADJOURNMENT: MOTION BY RON VOIGT AND SECONDED BY AMANDA WILLIAMS to adjourn the meeting at 5:11 p.m. Motion carried unanimously.**